

DOUGLAS COUNTY, NV

2014-850361

RPTT:\$908.70 Rec:\$42.00

\$950.70 Pgs=4

10/03/2014 03:02 PM

FIRST AMERICAN TITLE NDTs REO

KAREN ELLISON, RECORDER

APN: 1220-03-110-048

RECORDING REQUESTED BY
FIRST AMERICAN TITLE

MAIL TAX STATEMENTS TO AND
WHEN RECORDED MAIL TO:
**LAURE PENNY
1412 KITTYHAWK AVE
GARDNERVILLE, NV 89410**

8435099

THIS SPACE FOR RECORDER'S USE ONLY

The Undersigned hereby affirms that there is no social security number contained in this document.

Grant, Bargain and Sale Deed

Title of Document

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING
INFORMATION
(ADDITIONAL RECORDING FEE APPLIES)

Recording Requested By:
First American Title
Order No.: 8413793
Escrow No.: 030428-AB
Parcel No.: 1220-03-110-048
AND WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:
Laure Penny
1412 Kittyhawk Avenue
Gardnerville, NV 89410

Transfer Tax: \$908.70

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Fannie Mae A/K/A Federal National Mortgage Association,

Hereby GRANT(S) to: **Laure Penny, a single woman**

The following described real property in the county of Douglas, State of Nevada:

A COMPLETE LEGAL DESCRIPTION AS MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

ALSO COMMONLY KNOWN AS: 1412 Kittyhawk Avenue, Gardnerville, NV 89410

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Right of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issue or profits thereof.

PROPERTY: 1412 Kittyhawk Avenue, Gardnerville, NV 89410

APN#: 1220-03-110-048

Date: 9-5-2014

Fannie Mae A/K/A Federal National Mortgage Association,

BY

WFZ, Attorney-in-Fact for FNMA/Authorized Signor Richard Samuel Ehlers

STATE OF Nevada }
COUNTY OF Clark } S.S.

On September 5, 2014 before me, Jason Craig

Personally appeared Richard Samuel Ehlers who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity~~(ies)~~, and that by his/~~her~~/their signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)
Jason Craig

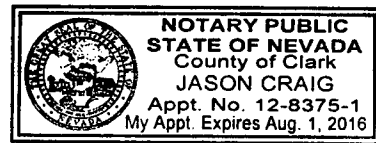


Exhibit "A"

The land referred to in this policy is situated in the **STATE OF NEVADA, COUNTY OF DOUGLAS, CITY OF GARDNERVILLE**, and described as follows:

THAT PORTION OF LOT 1 IN BLOCK A AS SHOWN ON THE MAP ENTITLED STODICK ESTATES SOUTH PHASE 1, IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, FILED DECEMBER 13, 2004 AS DOCUMENT NO. 631678 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE DENTENTION POND PARCEL, AS SHOWN ON SAID MAP;

THENCE SOUTH $08^{\circ}51'34''$ EAST, 8.11 FEET;

THENCE SOUTH $89^{\circ}20'34''$ EAST, 167.79 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH $89^{\circ}20'34''$ EAST, 81.19 FEET;

THENCE SOUTH $00^{\circ}39'26''$ WEST, 108.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE NORTHEASTERLY TERMINUS OF STODICK LANE, PER SAID MAP, ALSO KNOWN AS KITTYHAWK AVENUE;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STODICK LANE THE FOLLOWING TWO COURSES;

NORTH $89^{\circ}20'34''$ WEST, 62.95 FEET;

THENCE ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 518.50 FEET, CENTRAL ANGLE OF $01^{\circ}39'59''$, ARC LENGTH OF 15.08 FEET, AND CHORD BEARING AND DISTANCE OF SOUTH $89^{\circ}49'26''$ WEST, 15.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH $01^{\circ}00'33''$ WEST, 108.77 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY IS ALSO SHOWN AS PARCEL P-1 ON THAT CERTAIN RECORD OF SURVEY MAP FILED MARCH 15, 2005 AS DOCUMENT NO. 639096 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

APN # 1220-03-110-048

"Per NRS 111.312, this legal description was previously recorded at document no 840559 Book 414, Page 474 on 4/2/2014"

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-03-110-048
 b. _____
 c. _____
 d. _____

2. Type of Property:

- a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex

 e. Apt. Bldg. f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$233,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$(_____)
 c. Transfer Tax Value: \$233,000.00
 d. Real Property Transfer Tax Due \$908.70

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090 Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____
 Signature Richard Samuel Ehlers
 Capacity Attorney-in-Fact FMMF
 Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Fannie Mae A/K/A Federal National
Mortgage Association
 Address: P. O. Box 650043
 City: Dallas
 State: TX Zip: 75265-0043

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Laure Penny
 Address: 1412 Kittyhawk Ave
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller/buyer)

Print Name: First American Title
 Address: 3 First American Way
 City, State, Zip: Santa Ana

Escrow #: 030428-AB
 State: CA Zip: 92707

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED